025.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,123,200	/	1,123,200
USE VALUE:	1,123,200	/	1,123,200
ASSESSED:	1,123,200	/	1,123,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINTO MARIA V
Owner 2:	
Owner 3:	
Street 1:	8 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PINTO JOAO A M & MARIA -
Owner 2:	-
Street 1:	8 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,146 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 3577 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5146.000	657,100	6,600	459,500	1,123,200
Total Card	0.118	657,100	6,600	459,500	1,123,200
Total Parcel	0.118	657,100	6,600	459,500	1,123,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.03 | /Parcel: 314.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	16182
GIS Ref	
GIS Ref	
Insp Date	07/05/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	657,200	6600	5,146.	459,500	1,123,300	1,123,300	Year End Roll	12/18/2019
2019	104	FV	477,800	6900	5,146.	488,200	972,900	972,900	Year End Roll	1/3/2019
2018	104	FV	477,800	6900	5,146.	356,100	840,800	840,800	Year End Roll	12/20/2017
2017	104	FV	448,200	6900	5,146.	310,200	765,300	765,300	Year End Roll	1/3/2017
2016	104	FV	448,200	6900	5,146.	264,200	719,300	719,300	Year End	1/4/2016
2015	104	FV	399,700	7100	5,146.	258,500	665,300	665,300	Year End Roll	12/11/2014
2014	104	FV	399,700	7100	5,146.	212,500	619,300	619,300	Year End Roll	12/16/2013
2013	104	FV	415,800	7100	5,146.	202,200	625,100	625,100		12/13/2012

!2004!

PRINT

Date	Time
12/10/20	17:31:42

LAST REV

Date	Time
08/03/17	16:11:22
ekelly	
2004	

USER DEFINED

Prior Id # 1:	16182
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINTO JOAO A M	42464-325		4/21/2004	Family	99	No	No		
	13881-503		1/1/1901		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2015	356	Re-Roof	5,000					re-roof.
12/22/2014	1736	Solar Pa	27,000					Install 42 solar e
11/25/2014	1612	Solar Pa	12,000					Install solar elec
4/8/2004	231	Porch	11,000	C				REBILD LWR PORCH N

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
2/24/2005	Permit Visit	BR	B Rossignol
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5146		Sq. Ft.	Site		0	80.	1.12	1									459,505						459,500	

Total AC/HA:	0.11814	Total SF/SM:	5146	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	459,505	Spl Credit		Total:	459,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97522843
Const Adj.:	0.98792118
Adj $ / SQ:	163.786
Other Features:	155500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807220
Depreciation:	150143
Depreciated Total:	657077

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

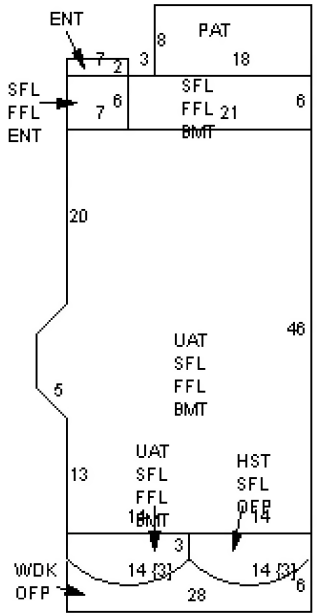
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.79
Special Features:	0	Val/Su Net:	117.61
Final Total:	657100	Val/Su SzAd	203.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,632	163.790	267,299
FFL	First Floor	1,561	163.790	255,670
BMT	Basement	1,519	49.140	74,637
UAT	Upper Attic	348	114.650	39,927
OFP	Open Porch	181	25.310	4,580
PAT	Patio	144	4.800	691
WDK	Deck	110	14.910	1,640
ENT	ENTRY	56	26.080	1,461
	Net Sketched Area:	5,587	Total:	651,719
Size Ad	3228.5	Gross Are	6667	FinArea 3577

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1991	21.25	T	22.4	104			6,600			6,600

More:	N	Total Yard Items:	6,600	Total Special Featues:		Total:	6,600